

# SPECIFICATION SHEET

## MODEL COLISEO

### 1. FOUNDATION AND STRUCTURE

- The foundation will consist of isolated footings connected by tie beams. The reinforced concrete structure will comply with the current structural code.

### 2. FAÇADE

- The façade will be finished with white monocouche render or a color to be determined.
- Exterior walls constructed with:
  - Thermo-clay brick, 14 cm thick, internally plastered with cement mortar.
  - 4 cm cavity filled with EPS insulation.
  - 8 cm brick coated with cement mortar.

### 3. ROOFING

- Four-pitched roof with tiles.

### 4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock and anti-leverage hinges.
- Black aluminum carpentry with thermal break, aluminum shutters, Climalit glazing, and window sills in Capri limestone or similar.

### 5. INTERIOR CARPENTRY

- Interior passage doors lacquered in white, with clad frames and trim, equipped with steel-colored handles.
- Built-in wardrobes reaching the ceiling, doors matching the carpentry, interiors lined with wood, featuring drawers and hanging rods.

## 6. PARTITION WALLS

- Interior partitions will be constructed with 8 cm bricks plastered with gypsum.

## 7. FLOORING AND WALL FINISHES

- Flooring options in porcelain stoneware will be available for selection based on customization options offered.
- Non-slip flooring for the covered exterior terrace area.
- The villa perimeter walkway, approximately 1 meter wide, will be finished in printed concrete.

## 8. BATHROOMS

- Floor and wall finishes in premium ceramic tiles, with choices from the provided customization options.
- Sanitary fixtures in white vitrified porcelain, including toilets.
- Shower trays with fixed glass screens (1-meter panel).
- Chrome single-lever faucets.
- Bathroom furniture with built-in washbasins and mirrors (80 cm furniture and mirrors for bathrooms, 60 cm for guest toilets).

## 9. KITCHEN

- Fully equipped kitchen with base and wall units up to the ceiling in laminated board, with pre-designated spaces for future installation of a refrigerator, dishwasher, and oven.
- Countertop in Silestone or similar, with space for a cooktop, an island, and pre-installation for an extractor hood.
- Sink in stainless steel or similar with single-lever faucet.
- Front wall finished in premium ceramic tiles, with options for customization provided.

## 10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings in laminated plasterboard, with removable plasterboard ceilings in bathrooms containing utilities.

## 11. ELECTRICITY, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with a high electrification level.
- Premium quality switches and sockets, with TV and data outlets in bedrooms, the living room, and the pergola.
- Pre-installation for exterior wall lighting.
- Video intercom with image display.
- Pre-installation of conduits for two light points on the entrance wall.

## 12. CLIMATE CONTROL AND HOT WATER

- Pre-installation for air conditioning with a hot/cold pump, distributed via ducts in the living room and bedrooms.
- Domestic hot water system (DHW) via a 100-liter electric heater.
- Chimney smoke vent pre-installed in the living room.

## 13. RENEWABLE ENERGY SOURCES

- Pre-installation for photovoltaic solar panels for self-consumption on the solarium.

## 14. VENTILATION AND EXTRACTION

- Vertical ventilation system with grilles to enhance the home's energy efficiency.

## 15. WASTEWATER SYSTEM

- Wastewater management via a 3.000-liter septic tank.

## 16. PLOT ENCLOSURE

- Automatic sliding vehicle access gate, 4.00 m x 2.20 m, with motor included.
- Front plot enclosure with 2 gabion walls, each 2.50 m x 2.20 m.
- Mailbox integrated into the pedestrian access gate.
- Approximately 2,500 m<sup>2</sup> of fencing with galvanized steel chain-link mesh, 1.75 m high.
- Two water points on the plot.

## 17. SWIMMING POOL

- Swimming pool, 8.00 m x 4.00 m, finished in mosaic tiles with a white coping and 2 LED lights.
- Storage room, 2.00 m x 3.00 m, for the pool pump, featuring a metal access door, a window, and an outdoor shower.
- Pool perimeter finished in printed concrete.
- Optional included: Artificial grass area (approximately 15 m<sup>2</sup>).

## 18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- State-of-the-art technology in climate control and air quality systems.

# SPECIFICATION SHEET

## MODEL CRISTAL PLUS

### 1. FOUNDATION AND STRUCTURE

- The foundation will consist of isolated footings connected by tie beams. The reinforced concrete structure will comply with the current structural code.

### 2. FAÇADE

- The façade will be finished with white monocouche render or a color to be determined.
- Exterior walls constructed with:
  - Thermo-clay brick, 14 cm thick, internally plastered with cement mortar.
  - 4 cm cavity filled with EPS insulation.
  - 8 cm brick coated with cement mortar.
  - Façade sections featuring natural stone.

### 3. ROOFING

- Inverted flat roof, non-trafficable, with thermal insulation, waterproofing, slope formation, vapor barrier, and heavy gravel as protective finishing.

### 4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock and anti-leverage hinges.
- Black aluminum carpentry with motorized aluminum shutters in all rooms except the living-dining room.
- Windowsills made of Capri limestone or similar material, with Climalit double glazing.

### 5. INTERIOR CARPENTRY

- Interior passage doors lacquered in white, with clad frames and trim, equipped with steel-colored handles.
- Built-in wardrobes reaching the ceiling, doors matching the carpentry, interiors lined with wood, featuring drawers and hanging rods.

## 6. PARTITION WALLS

- Interior partitions will be constructed with 8 cm bricks plastered with gypsum.

## 7. FLOORING AND WALL FINISHES

- Flooring options in porcelain stoneware will be available for selection based on customization options offered.
- Non-slip flooring for the covered exterior terrace area.
- The villa perimeter walkway, approximately 1 meter wide, will be finished in printed concrete.

## 8. BATHROOMS

- Floor and wall finishes in premium ceramic tiles, with choices from the provided customization options.
- Sanitary fixtures in white vitrified porcelain, including toilets.
- Shower trays with fixed glass screens (1-meter panel).
- Chrome single-lever faucets.
- Bathroom furniture with built-in washbasins and mirrors (80 cm furniture and mirrors for bathrooms, 60 cm for guest toilets).
- Bathtub with single-lever faucets (Master bathroom).
- Bathrooms equipped with chrome hydraulic toilet brushes (cold water).

## 9. KITCHEN

- Fully equipped kitchen with base and wall units up to the ceiling in laminated board, with pre-designated spaces for future installation of a refrigerator, dishwasher, and oven.
- Countertop in Silestone or similar, with space for a cooktop, an island, and pre-installation for an extractor hood.
- Sink in stainless steel or similar with single-lever faucet.
- Front wall finished in premium ceramic tiles, with options for customization provided.

## 10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings in laminated plasterboard, with removable plasterboard ceilings in bathrooms containing utilities.

## 11. ELECTRICITY, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with a high electrification level.
- Premium quality switches and sockets, with TV and data outlets in bedrooms, the living room, and the pergola.
- Pre-installation for exterior wall lighting.
- Video intercom with image display.
- Pre-installation of conduits for two light points on the entrance wall.

## 12. CLIMATE CONTROL AND HOT WATER

- Pre-installation for air conditioning with a hot/cold pump, distributed via ducts in the living room and bedrooms.
- Domestic hot water system (DHW) via a 100-liter electric heater.
- Chimney smoke vent pre-installed in the living room.

## 13. RENEWABLE ENERGY SOURCES

- Pre-installation for photovoltaic solar panels for self-consumption on the solarium.

## 14. VENTILATION AND EXTRACTION

- Vertical ventilation system with grilles to enhance the home's energy efficiency.

## 15. WASTEWATER SYSTEM

- Wastewater management via a 5.000-liter septic tank.

## 16. PLOT ENCLOSURE

- Automatic sliding vehicle access gate, 4.00 m x 2.20 m, with motor included.
- Front plot enclosure with 2 gabion walls, each 2.50 m x 2.20 m.
- Mailbox integrated into the pedestrian access gate.
- Approximately 2,500 m<sup>2</sup> of fencing with galvanized steel chain-link mesh, 1.75 m high.
- Two water points on the plot.

## 17. SWIMMING POOL

- Swimming pool, 8.00 m x 4.00 m, finished in mosaic tiles with a white coping and 2 LED lights.
- Storage room, 2.00 m x 3.00 m, for the pool pump, featuring a metal access door, a window, and an outdoor shower.
- Pool perimeter finished in printed concrete.
- Optional included: Artificial grass area (approximately 15 m<sup>2</sup>).

## 18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- State-of-the-art technology in climate control and air quality systems.



# SPECIFICATION SHEET

## MODEL FONTANA DI TREVİ

### 1. FOUNDATION AND STRUCTURE

- The foundation will consist of isolated footings connected by tie beams. The reinforced concrete structure will comply with the current structural code.

### 2. FAÇADE

- The façade will be finished with white monocouche render or a color to be determined.
- Exterior walls constructed with:
  - Thermo-clay brick, 14 cm thick, internally plastered with cement mortar.
  - 4 cm cavity filled with EPS insulation.
  - 8 cm brick coated with cement mortar.
  - Façade sections featuring natural stone.

### 3. ROOFING

- Inverted flat roof, non-trafficable, with thermal insulation, waterproofing, slope formation, vapor barrier, and heavy gravel as protective finishing.

### 4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock and anti-leverage hinges.
- Black aluminum carpentry with thermal break, aluminum shutters, Climalit glazing, and window sills in Capri limestone or similar.

### 5. INTERIOR CARPENTRY

- Interior passage doors lacquered in white, with clad frames and trim, equipped with steel-colored handles.
- Built-in wardrobes reaching the ceiling, doors matching the carpentry, interiors lined with wood, featuring drawers and hanging rods.

## 6. PARTITION WALLS

- Interior partitions will be constructed with 8 cm bricks plastered with gypsum.

## 7. FLOORING AND WALL FINISHES

- Flooring options in porcelain stoneware will be available for selection based on customization options offered.
- Non-slip flooring for the covered exterior terrace area.
- The villa perimeter walkway, approximately 1 meter wide, will be finished in printed concrete.

## 8. BATHROOMS

- Floor and wall finishes in premium ceramic tiles, with choices from the provided customization options.
- Sanitary fixtures in white vitrified porcelain, including toilets.
- Shower trays with fixed glass screens (1-meter panel).
- Chrome single-lever faucets.
- Bathroom furniture with built-in washbasins and mirrors (80 cm furniture and mirrors for bathrooms, 60 cm for guest toilets).

## 9. KITCHEN

- Fully equipped kitchen with base and wall units up to the ceiling in laminated board, with pre-designated spaces for future installation of a refrigerator, dishwasher, and oven.
- Countertop in Silestone or similar, with space for a cooktop, an island, and pre-installation for an extractor hood.
- Sink in stainless steel or similar with single-lever faucet.
- Front wall finished in premium ceramic tiles, with options for customization provided.

## 10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings in laminated plasterboard, with removable plasterboard ceilings in bathrooms containing utilities.

## 11. ELECTRICITY, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with a high electrification level.
- Premium quality switches and sockets, with TV and data outlets in bedrooms, the living room, and the pergola.
- Pre-installation for exterior wall lighting.
- Video intercom with image display.
- Pre-installation of conduits for two light points on the entrance wall.

## 12. CLIMATE CONTROL AND HOT WATER

- Pre-installation for air conditioning with a hot/cold pump, distributed via ducts in the living room and bedrooms.
- Domestic hot water system (DHW) via a 100-liter electric heater.
- Chimney smoke vent pre-installed in the living room.

## 13. RENEWABLE ENERGY SOURCES

- Pre-installation for photovoltaic solar panels for self-consumption on the solarium.

## 14. VENTILATION AND EXTRACTION

- Vertical ventilation system with grilles to enhance the home's energy efficiency.

## 15. WASTEWATER SYSTEM

- Wastewater management via a 3.000-liter septic tank.

## 16. PLOT ENCLOSURE

- Automatic sliding vehicle access gate, 4.00 m x 2.20 m, with motor included.
- Front plot enclosure with 2 gabion walls, each 2.50 m x 2.20 m.
- Mailbox integrated into the pedestrian access gate.
- Approximately 2,500 m<sup>2</sup> of fencing with galvanized steel chain-link mesh, 1.75 m high.
- Two water points on the plot.

## 17. SWIMMING POOL

- Swimming pool, 8.00 m x 4.00 m, finished in mosaic tiles with a white coping and 2 LED lights.
- Storage room, 2.00 m x 3.00 m, for the pool pump, featuring a metal access door, a window, and an outdoor shower.
- Pool perimeter finished in printed concrete.
- Optional included: Artificial grass area (approximately 15 m<sup>2</sup>).

## 18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- State-of-the-art technology in climate control and air quality systems.

# SPECIFICATION SHEET

## MODEL PALATINO

### 1. FOUNDATION AND STRUCTURE

- The foundation will consist of isolated footings connected by tie beams. The reinforced concrete structure will comply with the current structural code.

### 2. FAÇADE

- The façade will be finished with white monocouche render or a color to be determined.
- Exterior walls constructed with:
  - Thermo-clay brick, 14 cm thick, internally plastered with cement mortar.
  - 4 cm cavity filled with EPS insulation.
  - 8 cm brick coated with cement mortar.
  - Barbecue area finished with porcelain tiles.

### 3. ROOFING

- Inverted flat roof, non-trafficable, with thermal insulation, waterproofing, slope formation, vapor barrier, and heavy gravel as protective finishing.

### 4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock and anti-leverage hinges.
- Black aluminum carpentry with thermal break, aluminum shutters, Climalit glazing, and window sills in Capri limestone or similar.

### 5. INTERIOR CARPENTRY

- Interior passage doors lacquered in white, with clad frames and trim, equipped with steel-colored handles.
- Built-in wardrobes reaching the ceiling, doors matching the carpentry, interiors lined with wood, featuring drawers and hanging rods.

## 6. PARTITION WALLS

- Interior partitions will be constructed with 8 cm bricks plastered with gypsum.

## 7. FLOORING AND WALL FINISHES

- Flooring options in porcelain stoneware will be available for selection based on customization options offered.
- Non-slip flooring for the covered exterior terrace area.
- The villa perimeter walkway, approximately 1 meter wide, will be finished in printed concrete.

## 8. BATHROOMS

- Floor and wall finishes in premium ceramic tiles, with choices from the provided customization options.
- Sanitary fixtures in white vitrified porcelain, including toilets.
- Shower trays with fixed glass screens (1-meter panel).
- Chrome single-lever faucets.
- Bathroom furniture with built-in washbasins and mirrors (80 cm furniture and mirrors for bathrooms, 60 cm for guest toilets).

## 9. KITCHEN

- Fully equipped kitchen with base and wall units up to the ceiling in laminated board, with pre-designated spaces for future installation of a refrigerator, dishwasher, and oven.
- Countertop in Silestone or similar, with space for a cooktop, an island, and pre-installation for an extractor hood.
- Sink in stainless steel or similar with single-lever faucet.
- Front wall finished in premium ceramic tiles, with options for customization provided.

## 10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings in laminated plasterboard, with removable plasterboard ceilings in bathrooms containing utilities.

## 11. ELECTRICITY, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with a high electrification level.
- Premium quality switches and sockets, with TV and data outlets in bedrooms, the living room, and the pergola.
- Pre-installation for exterior wall lighting.
- Video intercom with image display.
- Pre-installation of conduits for two light points on the entrance wall.

## 12. CLIMATE CONTROL AND HOT WATER

- Pre-installation for air conditioning with a hot/cold pump, distributed via ducts in the living room and bedrooms.
- Domestic hot water system (DHW) via a 100-liter electric heater.
- Chimney smoke vent pre-installed in the living room.

## 13. RENEWABLE ENERGY SOURCES

- Pre-installation for photovoltaic solar panels for self-consumption on the solarium.

## 14. VENTILATION AND EXTRACTION

- Vertical ventilation system with grilles to enhance the home's energy efficiency.

## 15. WASTEWATER SYSTEM

- Wastewater management via a 3.000-liter septic tank.

## 16. PLOT ENCLOSURE

- Automatic sliding vehicle access gate, 4.00 m x 2.20 m, with motor included.
- Front plot enclosure with 2 gabion walls, each 2.50 m x 2.20 m.
- Mailbox integrated into the pedestrian access gate.
- Approximately 2,500 m<sup>2</sup> of fencing with galvanized steel chain-link mesh, 1.75 m high.
- Two water points on the plot.

## 17. SWIMMING POOL

- Swimming pool, 8.00 m x 4.00 m, finished in mosaic tiles with a white coping and 2 LED lights.
- Storage room, 2.00 m x 3.00 m, for the pool pump, featuring a metal access door, a window, and an outdoor shower.
- Pool perimeter finished in printed concrete.
- Optional included: Artificial grass area (approximately 15 m<sup>2</sup>).

## 18. BARBECUE

- Integrated into the façade, with a cooking area, sink, and single-lever faucet.

## 19. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- State-of-the-art technology in climate control and air quality systems.



# SPECIFICATION SHEET

## MODEL PLAZA DE ESPAÑA

### 1. FOUNDATION AND STRUCTURE

- The foundation will consist of isolated footings connected by tie beams. The reinforced concrete structure will comply with the current structural code.

### 2. FAÇADE

- The façade will be finished with white monocouche render or a color to be determined.
- Exterior walls constructed with:
  - Thermo-clay brick, 14 cm thick, internally plastered with cement mortar.
  - 4 cm cavity filled with EPS insulation.
  - 8 cm brick coated with cement mortar.
  - Façade sections featuring natural stone.

### 3. ROOFING

- Inverted flat roof, non-trafficable, with thermal insulation, waterproofing, slope formation, vapor barrier, and heavy gravel as protective finishing.

### 4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock and anti-leverage hinges.
- Black aluminum carpentry with thermal break, aluminum shutters, Climalit glazing, and window sills in Capri limestone or similar.

### 5. INTERIOR CARPENTRY

- Interior passage doors lacquered in white, with clad frames and trim, equipped with steel-colored handles.
- Built-in wardrobes reaching the ceiling, doors matching the carpentry, interiors lined with wood, featuring drawers and hanging rods.

## 6. PARTITION WALLS

- Interior partitions will be constructed with 8 cm bricks plastered with gypsum.

## 7. FLOORING AND WALL FINISHES

- Flooring options in porcelain stoneware will be available for selection based on customization options offered.
- Non-slip flooring for the covered exterior terrace area.
- The villa perimeter walkway, approximately 1 meter wide, will be finished in printed concrete.

## 8. BATHROOMS

- Floor and wall finishes in premium ceramic tiles, with choices from the provided customization options.
- Sanitary fixtures in white vitrified porcelain, including toilets.
- Shower trays with fixed glass screens (1-meter panel).
- Chrome single-lever faucets.
- Bathroom furniture with built-in washbasins and mirrors (80 cm furniture and mirrors for bathrooms, 60 cm for guest toilets).

## 9. KITCHEN

- Fully equipped kitchen with base and wall units up to the ceiling in laminated board, with pre-designated spaces for future installation of a refrigerator, dishwasher, and oven.
- Countertop in Silestone or similar, with space for a cooktop, an island, and pre-installation for an extractor hood.
- Sink in stainless steel or similar with single-lever faucet.
- Front wall finished in premium ceramic tiles, with options for customization provided.

## 10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings in laminated plasterboard, with removable plasterboard ceilings in bathrooms containing utilities.

## 11. ELECTRICITY, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with a high electrification level.
- Premium quality switches and sockets, with TV and data outlets in bedrooms, the living room, and the pergola.
- Pre-installation for exterior wall lighting.
- Video intercom with image display.
- Pre-installation of conduits for two light points on the entrance wall.

## 12. CLIMATE CONTROL AND HOT WATER

- Pre-installation for air conditioning with a hot/cold pump, distributed via ducts in the living room and bedrooms.
- Domestic hot water system (DHW) via a 100-liter electric heater.
- Chimney smoke vent pre-installed in the living room.

## 13. RENEWABLE ENERGY SOURCES

- Pre-installation for photovoltaic solar panels for self-consumption on the solarium.

## 14. VENTILATION AND EXTRACTION

- Vertical ventilation system with grilles to enhance the home's energy efficiency.

## 15. WASTEWATER SYSTEM

- Wastewater management via a 3.000-liter septic tank.

## 16. PLOT ENCLOSURE

- Automatic sliding vehicle access gate, 4.00 m x 2.20 m, with motor included.
- Front plot enclosure with 2 gabion walls, each 2.50 m x 2.20 m.
- Mailbox integrated into the pedestrian access gate.
- Approximately 2,500 m<sup>2</sup> of fencing with galvanized steel chain-link mesh, 1.75 m high.
- Two water points on the plot.

## 17. SWIMMING POOL

- Swimming pool, 8.00 m x 4.00 m, finished in mosaic tiles with a white coping and 2 LED lights.
- Storage room, 2.00 m x 3.00 m, for the pool pump, featuring a metal access door, a window, and an outdoor shower.
- Pool perimeter finished in printed concrete.
- Optional included: Artificial grass area (approximately 15 m<sup>2</sup>).

## 18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- State-of-the-art technology in climate control and air quality systems.

# SPECIFICATION SHEET

## MODEL STONE PLUS

### 1. FOUNDATION AND STRUCTURE

- The foundation will consist of isolated footings connected by tie beams. The reinforced concrete structure will comply with the current structural code.

### 2. FAÇADE

- The façade will be finished with white monocouche render or a color to be determined.
- Exterior walls constructed with:
  - Thermo-clay brick, 14 cm thick, internally plastered with cement mortar.
  - 4 cm cavity filled with EPS insulation.
  - 8 cm brick coated with cement mortar.
  - Façade sections featuring natural stone.

### 3. ROOFING

- Inverted flat roof, non-trafficable, with thermal insulation, waterproofing, slope formation, vapor barrier, and heavy gravel as protective finishing.

### 4. EXTERIOR CARPENTRY

- Reinforced entrance door with security lock and anti-leverage hinges.
- Black aluminum carpentry with motorized aluminum shutters in all rooms except the living-dining room.
- Windowsills made of Capri limestone or similar material, with Climalit double glazing.

### 5. INTERIOR CARPENTRY

- Interior passage doors lacquered in white, with clad frames and trim, equipped with steel-colored handles.
- Built-in wardrobes reaching the ceiling, doors matching the carpentry, interiors lined with wood, featuring drawers and hanging rods.

## 6. PARTITION WALLS

- Interior partitions will be constructed with 8 cm bricks plastered with gypsum.

## 7. FLOORING AND WALL FINISHES

- Flooring options in porcelain stoneware will be available for selection based on customization options offered.
- Non-slip flooring for the covered exterior terrace area.
- The villa perimeter walkway, approximately 1 meter wide, will be finished in printed concrete.

## 8. BATHROOMS

- Floor and wall finishes in premium ceramic tiles, with choices from the provided customization options.
- Sanitary fixtures in white vitrified porcelain, including toilets.
- Shower trays with fixed glass screens (1-meter panel).
- Chrome single-lever faucets.
- Bathroom furniture with built-in washbasins and mirrors (80 cm furniture and mirrors for bathrooms, 60 cm for guest toilets).
- Bathtub with single-lever faucets (Master bathroom).
- Bathrooms equipped with chrome hydraulic toilet brushes (cold water).

## 9. KITCHEN

- Fully equipped kitchen with base and wall units up to the ceiling in laminated board, with pre-designated spaces for future installation of a refrigerator, dishwasher, and oven.
- Countertop in Silestone or similar, with space for a cooktop, an island, and pre-installation for an extractor hood.
- Sink in stainless steel or similar with single-lever faucet.
- Front wall finished in premium ceramic tiles, with options for customization provided.

## 10. CEILINGS AND PAINTWORK

- Smooth matte white plastic paint on vertical and horizontal surfaces.
- False ceilings in laminated plasterboard, with removable plasterboard ceilings in bathrooms containing utilities.

## 11. ELECTRICITY, TV, AND TELEPHONY INSTALLATION

- Low-voltage electrical installation with a high electrification level.
- Premium quality switches and sockets, with TV and data outlets in bedrooms, the living room, and the pergola.
- Pre-installation for exterior wall lighting.
- Video intercom with image display.
- Pre-installation of conduits for two light points on the entrance wall.

## 12. CLIMATE CONTROL AND HOT WATER

- Pre-installation for air conditioning with a hot/cold pump, distributed via ducts in the living room and bedrooms.
- Domestic hot water system (DHW) via a 100-liter electric heater.
- Chimney smoke vent pre-installed in the living room.

## 13. RENEWABLE ENERGY SOURCES

- Pre-installation for photovoltaic solar panels for self-consumption on the solarium.

## 14. VENTILATION AND EXTRACTION

- Vertical ventilation system with grilles to enhance the home's energy efficiency.

## 15. WASTEWATER SYSTEM

- Wastewater management via a 5.000-liter septic tank.

## 16. PLOT ENCLOSURE

- Automatic sliding vehicle access gate, 4.00 m x 2.20 m, with motor included.
- Front plot enclosure with 2 gabion walls, each 2.50 m x 2.20 m.
- Mailbox integrated into the pedestrian access gate.
- Approximately 2,500 m<sup>2</sup> of fencing with galvanized steel chain-link mesh, 1.75 m high.
- Two water points on the plot.

## 17. SWIMMING POOL

- Swimming pool, 8.00 m x 4.00 m, finished in mosaic tiles with a white coping and 2 LED lights.
- Storage room, 2.00 m x 3.00 m, for the pool pump, featuring a metal access door, a window, and an outdoor shower.
- Pool perimeter finished in printed concrete.
- Optional included: Artificial grass area (approximately 15 m<sup>2</sup>).

## 18. ENERGY RATING

- Improved construction solutions to optimize energy consumption and ensure user comfort.
- State-of-the-art technology in climate control and air quality systems.